

1 and 2 Family Smoke Detector Inspection Requirement Instructions

You **will fail** if you do not comply with the following ***State Fire Code*** regulations:

- House numbers – at least 3 inches tall and **visible from the street**
- Smoke detectors **more than 10 years old must be replaced**
- CO detectors more than **6 years old must be replaced**
- Combination CO/Smoke detectors must have a voice/tone that differentiates between smoke and CO
- Smoke detectors must be properly located (the date the house was permitted determines which code “era” to follow, see below)

To meet the ***State Fire Code*** regulations you must know the following information:

- The year the house was **built** (different “code” for different timeframes)
- The year a major renovation or a bedroom addition was **permitted** (requires compliance with the code in the **year the permit was issued**)

Once you know this date you can now apply the proper fire code regulation

Choose the link with the date that coincides

- 1) Prior to 1/1/1975**
- 2) 1/1/1975 thru 8/27/1997**
- 3) 8/28/1997 to 1/1/2008**
- 4) 1/1/2008 thru 2/4/2011**
- 5) After 2/4/2011**

Houses built prior to 1/1/1975

- Smoke detectors may be battery, hardwired or a combination
- **Smoke detectors must be:**
 - on every level
 - on the ceiling at the base of each stairway
 - on the ceiling outside each bedroom area
- Within 20 feet of a kitchen or bathroom – Photoelectric only
- Outside 20 feet of a kitchen or bathroom – Dual protection required
 - photoelectric **AND** ionization
 - 1 combo detector with “dual technology” (photo and ion)
 - 2 separate detectors – 1 photo and 1 ion
- **Carbon monoxide detectors are required:**
 - Every habitable level (unfinished attics and basements not required)
 - Within 10 feet of every bedroom door (not inside the bedroom)
 - May be located on the ceiling, wall or plugged into an outlet
 - If combined with a smoke detector a voice prompt must differentiate between a fire alarm and a carbon monoxide alarm

Houses built thru 1/1/1975 and 8/27/1997

- **Smoke detectors must be:**
 - Hardwired and interconnected
 - On every level
 - On the ceiling at the base of each stairway
 - On the ceiling outside each bedroom area

NOTE: The photoelectric/ionization requirement was not specified in the building code during this time period. Technically either is acceptable, but photoelectric detectors are recommended.

- **Carbon monoxide detectors are required:**
 - Every habitable level (unfinished attics and basements not required)
 - Within 10 feet of every bedroom door (not inside the bedroom)
 - May be located on the ceiling, wall or plugged into an outlet
 - If combined with a smoke detector a voice prompt must differentiate between a fire alarm and a carbon monoxide alarm

Houses built/permitted thru 8/28/97 to 1/1/2008

Smoke detectors must be:

- Hardwired and interconnected with battery back-up
- On every level
- On the ceiling at the base of each stairway
- On the ceiling outside each bedroom area
- On the ceiling inside each bedroom area
- Within 20 feet of a kitchen or bathroom – Photoelectric only
- Outside 20 feet of a kitchen or bathroom – Photoelectric or dual technology
- Minimum of 1 detector per 1200 square feet of floor area – each level
- Heat detector required in garages

Carbon monoxide detectors are required:

- On Every habitable level (unfinished attics and basements not required)
- Within 10 feet of every bedroom door (not inside the bedroom)
- May be located on the ceiling, wall or plugged into an outlet
- if combined with a smoke detector a voice prompt must differentiate between a fire alarm and a carbon monoxide alarm

Houses built/permitted 1/1/2008 thru 2/4/2011

Smoke detectors must be:

- Hardwired and interconnected with battery back-up
- On every level
- On the ceiling at the base of each stairway
- On the ceiling outside each bedroom area
- One smoke detector inside each bedroom
- Within 20 feet of a kitchen or bathroom – Photoelectric only
- Outside 20 feet of a kitchen or bathroom – Photoelectric or dual technology
- Minimum of 1 detector per 1200 sq. ft. of floor area – each level
- Heat detector required in garages

Carbon monoxide detectors are required:

- On Every habitable level (unfinished attics/basements not required)
- Within 10 feet of every bedroom door (not inside the bedroom)
- May be located on the ceiling, wall or plugged into an outlet
- if combined with a smoke detector a voice prompt must differentiate between a fire alarm and a carbon monoxide alarm

Houses built/permitted after 2/4/2011

Smoke detectors must be:

- Hardwired and interconnected with battery back-up
- On every level
- On the ceiling at the base of each stairway
- On the ceiling outside each bedroom area
- One smoke detector inside each bedroom
- Photoelectric electric smoke detectors only
- Minimum of 1 detector per 1200 sq. ft. of floor area – each level
- Heat detector required in garages

Carbon monoxide detectors are required:

- On Every habitable level (unfinished attics/basements not required)
- Within 10 feet of every bedroom door (not inside the bedroom)
- May be located on the ceiling, wall or plugged into an outlet
- if combined with a smoke detector a voice prompt must differentiate between a fire alarm and a carbon monoxide alarm